

**CITY OF PLATTSBURGH
PLANNING BOARD MEETING MINUTES
JULY 28, 2014**

Chairman Rotella called the City of Plattsburgh Planning Board Meeting to order at 7:04 PM

PRESENT: Joseph Rotella
Craig Worley
Jim Abdallah
Gerald Hofmaister
Bill Ferris

ALSO PRESENT: Kevin Farrington, P.E., City Engineer

ABSENT: Karen Ricketson, Curt Gervich, Mark Tiffer (Alt.)

PB#2011- Evan Reid, AES Northeast, PLLC
Kenneth Mousseau

PB#2013 Andy Abdallah, AEDA
James Abdallah
Ron Nolland

First Item on the Agenda was to accept the minutes of the June 23, 2014 Planning Board meeting.

*By Mr. Worley;
Seconded by Mr. Ferris*

*All in Favor: 5
Opposed: 0*

Motion Passed

The second item on the agenda was PB# 2014-11 – Louisiana Avenue:

- A. Short Form SEQR.
- B. **FINAL SUBDIVISION REVIEW:** Review request to subdivide Lot 34 on Louisiana Avenue. **APPLICANT:** Kenneth Mousseau. **PLAN PREPARER:** AES Northeast, PLLC.

For the purpose of this meeting, the plan submitted was titled, "Mousseau Subdivision 2014, Lot 34, West Shore Subdivision, West Side of Louisiana Avenue, City of Plattsburgh, Clinton County, New York, Project No. 4217, dated 6/9/2014, revised 7/3/2014, Drawing No. V-100, drawn by AES Northeast, PLLC, 10-12 City Hall Place, Plattsburgh, NY 12901.

Mr. Worley recused himself from participating in this agenda item.

[Meter 1:06]

Mr. Reid: I am representing Ken Mousseau in the Mousseau Subdivision 2014 for Lot 34 of West Short Subdivision for final subdivision approval. We are taking Lot 34 from the original West Shore Subdivision dividing it into 2 single family lots and meeting all the zoning requirements. The correct details were included on the plans. This is for final review.

Mr. Rotella: Any questions from the Board.

Mr. Abdallah: On the SEQR there is a yes to the remediation site.

Mr. Reid: It's adjacent to the site.

Mr. Abdallah: So ultimately there are no deed restrictions or anything that carries down in the subdivision plan.

Mr. Reid: Not that I remember from this area. It was actually a separate part of Select Group. That remediation area is actually kept within Select Group.

Mr. Hofmaister: I read the minutes from last month and I move we approve.

Mr. Rotella: I need a motion on the SEQR.

MOTION on Short Form SEQR:

*By Mr. Hofmaister, seconded by Mr. Ferris:
To approve*

All in Favor: 5

Opposed: 0

Motion on SEQR passed

Motion on Subdivision:

By Mr. Ferris, seconded by Mr. Hofmaister

To approve the subdivision as presented

DISCUSSION:

Mr. Ferris: That has 5' sidewalks and repairing of the driveway aprons and all that on the drawings?

Mr. Reid: It's removal of the aprons, re-seeding and repairing of the curbs.

Mr. Mousseau: It should be noted that no one else in the entire subdivision has done so. If you look at what Mr. Modular is doing next door – it actually leaves voids in the sidewalk than the buildings he's already cleared. You have a sidewalk and an 8' void then more sidewalk. I'm the only developer in the City in the last 20 years that has put sidewalks in. The entire base has no new sidewalks. When West Shore Subdivision came in and asked for a 36 lot subdivision, there was no request made to repair sidewalks and curbs.

I come in with 2 and you're asking for new sidewalks and new curbs.

Mr. Rotella: I thought we asked Mr. Modular to replace the sidewalk.

Mr. Mousseau: The sidewalks don't go anywhere. They're dead end. There are no sidewalks to the left or right.

Mr. Farrington: He was asked to replace part of the sidewalk on his 7 lot subdivision – only the part on Louisiana and clearly a substandard job and not in compliance with what was on the approved subdivision and that is going to be pursued by the Building Inspector to be corrected.

Mr. Mousseau: We've replaced sidewalks and curbs in front of everything we've ever built. It just gets a little bit annoying because it's somewhat not logical to have a request for 2 lots when all the other lots on that side of the street don't have sidewalks. I don't mind putting them in – I'm not that argumentative but just talking about from a logical perspective it doesn't seem fair.

Mr. Rotella: I understand Ken.

Mr. Mousseau: How are you going to explain to someone that new sidewalks go to nowhere? That's going to be a real planning board compliment.

Mr. Rotella: We agree.

Mr. Mousseau: Especially when you approve West Shore subdivision 36 lots with no need for construction improvement. As I said I don't mind doing it but I just don't think it's that logical. I think that either board can be criticized for requesting it to be honest with you.

Mr. Rotella: When Mr. Modular was here we wanted to see the grass 15' out from the house and leave the rest and we told him no.

VOTE:

All in Favor: 4

Opposed: 0

Motion passed

[Meter 7:00

The third item on the agenda was PB# 2014-13, 5139 North Catherine Street.

- A. **SITE PLAN REVIEW:** Review Phase 2 Development for Catherine Gardens. **APPLICANT:** Senior Citizens Council of Clinton County. **PLAN PREPARER:** AEDA, P.C.

Mr. James Abdallah recused himself from this portion of the meeting.

For the purpose of this meeting the plans that were presented were drawn by Architectural Engineering Design Associates, P.C., P.O. Box 762, Plattsburgh, NY 12901, Project No. 12070 and are titled:

- ALTA/ACSM Land Title Survey Portion of Lands Now or Formerly of Brothers of Christian Instruction, Inc., Catherine Gardens Development, Phase 2; Sheet 1 of 1 dated 7/01/14;
- Site Plan, Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing C1.1 dated 7/16/14,
- Utility Site Plan, Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing C1.2 dated 7/16/14,

- Grading & Erosion Control Plan, Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing C1.3 dated 7/16/14;
- Landscaping Plan, Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing L1.1 dated 7/16/14;
- Site Details, Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing C2.2 dated 7/16/14;
- Floor Plans, (Bldg. #4, 5 & 6), Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing A1.1 dated 7/14/14, Revised 7-14-14;
- Exterior Elevations, (Bldg. #4), Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing A3.1 dated 7/14/14, Revised 7-14-14;
- Exterior Elevations, (Bldg. #5 & 6), Catherine Gardens Development, Phase 2, Senior Citizens Council of Clinton County, 5139 North Catherine Street, City of Plattsburgh, NY, Drawing A3.2 dated 7/14/14, Revised 7-14-14.

Mr. A. Abdallah: My name is Andy Abdallah, Architectural Engineering and Design Associates. The project we are looking at is Phase 2 of the Catherine Gardens – an additional 12 units with 3 buildings. The Board has the site plans and the general building plans.

The Phase 2 project involves 3 buildings, all of which are going to be built outside of all the existing paving and sidewalks. So none of that gets dug out. I won't say it doesn't get disturbed as we work on it but it's all complete.

There are sidewalks being added in front of all the new units. All the water and sewer connections are outside of existing paving – outside of existing curbing.

All storm water that's connected to the paving and impervious areas are all complete and all in place. We still have the storm water permit open with DEC and will continue that right through the job.

Each building is 4 units. One building is 2 story matching the other 3 new ones. Two buildings are 1 single story unit apartments.

Mr. Ferris: We were talking in the premeeting for possibly a couple of additions to the plan. Everything looked pretty good. We were talking about the possibility of adding a sidewalk on the South side of the plan connecting to Brinkerhoff Street because there is no access to Brinkerhoff Street.

Mr. Abdallah: I think the consensus was we don't have any problem doing that. The only thing I want to make sure we may have to come up with an adjustment is it seems we looked at this before we had a problem with grades – getting the sidewalk there without it being too steep to the point where we need to put in a railing. There was a reason on why we didn't do that. I think we can find a way to do exactly what you want and maintain accessibility out to Brinkerhoff. I know we can work out something.

Mr. Ferris: That and we were talking about adding a curb on the North side and plantings to keep people from driving across that area. You can see where people are coming up this driveway and cutting across there. If there was a curb there and put plantings behind it that would prohibit people from wanting to drive like that.

Mr. Abdallah: We did the hedges along the first 2 rows of the buildings for privacy and we want to continue that along the new building. Curbing that would at least diminish people going over them.

Mr. Ferris: It would slow them up a bit.

Mr. Abdallah: I think the hedge was probably something that looked the least intrusive. Chain link fence or something .. You could do that. That may be the ultimate result in the end but a hedge with something. Curbing would probably be least intrusive.

Mr. Ferris: I think we agreed it looked pretty good as it was submitted. We really didn't see any problems with anything.

Mr. Rotella: You're going to try to put that sidewalk in and curbing.

Mr. Worley: I'm looking at the grading and it looks like it's about a 2-1/2 foot grade from top to bottom.

Mr. Ferris: That's not too bad.

Mr. Abdallah: That would be ok if that's all it is – 2-1/2 feet and 80 should be OK. When you get over 5%, you head toward the range where you supposed to put in a railing. That's less than 3%. We have no problem doing it we just have to find the place. We don't want to do a railing if we don't have to.

Mr. Ferris: Do you see a problem putting the curb there also?

Mr. Abdallah: I don't think so. Curb along that driveway entrance.

Unidentified Women: Absolutely. I was thinking about a cement wall down the side.

Mr. Abdallah: Something that looks neighborly but achieves the purpose.

Mr. Farrington: One minor thing we'll check on...one of the details is...

Mr. Nolland: Spoke about spiked curbs.

Mr. Farrington: When you follow the standard detail for curb where you're cutting a 12" out – where the saw cut line is and then replacing the asphalt – would you do that. It's going to look so good. You won't have problem with the way that looks. On Sheet C2.1 where you wouldn't see trench repair, the detail is OK except it's missing one or two things. I would ask that you substitute with our standard detail. One of the things is we ask for a saw cut line 12 inches outside of the trench. {Further explanation by Mr. Farrington, Meter 15:43}.

Mr. Abdallah: It's not clear on ours.

Mr. Farrington: On your storm sewer pipe detail but that's on your parking lot property and this detail specifically says City.

Mr. Abdallah: We'll change it and use it.

{Meter 16:32 – The Secretary then read MLD comments into the record.}

MOTION SITE PLAN:

By Mr. Ferris, seconded by Mr. Hofmaister;

That we approve the plan submitted, with the addition of sidewalk to connect the south side of the property with Brinkerhoff Street that would be handicap accessible by the driveway, and add a curb to the North side of the driveway coming off of Court Street with plantings behind the curb and to use the City Standard Detail Typical Trench Detail

All in favor: 4

Opposed: 0

Motion Passed

Motion:

To Adjourn:

By Mr. Rotella, seconded by Mr. Ferris

Adjourned: 7:25 PM

For the purpose of this meeting, Denise Nephew, Secretary to the Engineering Department was present at this meeting and transcribed these minutes, which are a true and accurate description of the meeting.

Respectfully Submitted,
Denise Nephew,
Engineering & Planning Board Secretary